176.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	599,200	/	599,200
USE VALUE:	599,200	/	599,200
ASSESSED:	599,200	/	599,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BOUNDARY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINGRANDE FRANKLIN
Owner 2:	GINGRANDE JU SAFFA
Owner 3:	
Street 1:	2 BOUNDARY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1987, having primarily Vinyl Exterior and 1587 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	229,600		369,600	599,200
Total Card	0.083	229,600		369,600	599,200
Total Parcel	0.083	229,600		369,600	599,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.62 | /Parcel: 377.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118401
GIS Ref	
GIS Ref	
Insp Date	12/16/08

!13763!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,600	0	3,600.	369,600	599,200		Year end	12/23/2021
2021	101	FV	229,600	0	3,600.	369,600	599,200		Year End Roll	12/10/2020
2020	101	FV	229,600	0	3,600.	369,600	599,200	599,200	Year End Roll	12/18/2019
2019	101	FV	218,700	0	3,600.	364,300	583,000	583,000	Year End Roll	1/3/2019
2018	101	FV	218,700	0	3,600.	279,800	498,500	498,500	Year End Roll	12/20/2017
2017	101	FV	218,700	0	3,600.	264,000	482,700	482,700	Year End Roll	1/3/2017
2016	101	FV	218,700	0	3,600.	242,900	461,600	461,600	Year End	1/4/2016
2015	101	FV	199,200	0	3,600.	227,000	426,200	426,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:42:29

LAST REV

Date	Time
05/05/18	09:38:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER BRYAN	28958-192		8/12/1998		224,000	No	No		Y

USER DEFINED

Prior Id # 1:	118401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2017	1364	Solar Pa	1,000	C				
12/16/2009	1258	Re-Roof	5,250					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2008	Measured	345	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	369,601	Spl Credit		Total:	369,600

EXTERIOR INFORMATION

Type:	18 - Raised Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275284
Depreciation:	45697
Depreciated Total:	229587

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

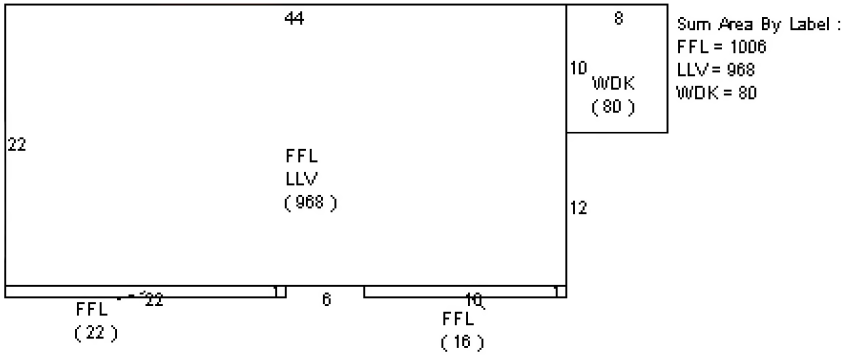
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	111.78
Final Total:	229600	Val/Su SzAd	228.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,006	128.240	129,007
LLV	Lower Level	968	83.670	80,997
WDK	Deck	80	16.000	1,280

Net Sketched Area:	2,054			Total:	211,284
Size Ad	1006	Gross Area	2054	FinArea	1587

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

176.0-0006-0001.0